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NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT DEPARTMENT

(II)

DRAFT VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM RESIDENTIAL USE ZONE TO INDUSTRIAL USE ZONE OF THE SITE IN MEDCHAL (VILLAGE & MANDAL), RANGAREDDY DISTRICT - CONFIRMATION.

[G.O.Ms. No.224, Municipal Administration and Urban Development (II), 17th August, 2017.]

In exercise of the powers conferred by sub-section (1) of Section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No.8 of 2008), the Government hereby makes the following variation to the land use in Notified ZDP - for Medchal Segment vide G.O.Ms.No.288, MA & UD, dt: 03-04-2008, as required by sub-section (1) of the said section.

VARIATION

The site in Sy. Nos. 785(P) & 786(P), of Medchal (Village & Mandal), Ranga Reddy District to an extent of Ac. 7-09 Guntas, or 29237.58 Sq. meters. which is presently earmarked for Residential Use Zone in the Medchal Segment Master Plan is now designated as Industrial Use Zone, **subject to the following conditions:**

- The applicant shall obtain prior permission from Hyderabad Metropolitan Development Authority before undertaking any development in the site under reference.
- The applicant /owners shall handover the areas affected under the notified roads to the local bodies at free of cost.
- The applicant /owners shall develop the roads free of cost as may be required by the local authority.

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- (d) The title and Land Ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations/Municipalities before issue of building permission/ development permission, and it must be ensured that the best financial interests of the Government are preserved.
- (e) The Change of Land Use shall not be used as the sole reason for obtaining exemption from the provision of Urban Land Ceiling Act, 1976.
- (f) After demolition of the existing building, clearances if any required from Urban Land Ceiling authorities should be obtained before approaching the municipal authorities for obtaining permission.
- (g) The above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling Act and A.P. Agriculture Ceiling Act.
- (h) The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Land Ceiling Clearances etc. and they will be responsible for any damage claimed by any one on account of change of land use proposed.
- (i) The Change of Land Use shall not be used as the proof of any title of the land.
- (j) The change of land use does not bar any public agency including Hyderabad Metropolitan Development Authority / Local Authority to acquire land for any public purpose as per Law.
- (k) The owner / applicant before undertaking developmental activity in the site under reference existing buildings should be demolished.
- (l) The applicants shall submit the NOC from the Pollution Control Board at the time of Industrial Building permission.
- (m) The applicants shall also maintain a green buffer of 9 mtrs. towards Village settlement side i.e., western and southern sides as the site surrounding are predominantly developed with industrial activity.
- (n) The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.

SCHEDULE OF BOUNDARIES

NORTH :	Existing 100 feet B.T. Road Sy.No.785 (P) and Sy.No.786 (P) of Medchal Village.
SOUTH :	Sy.No.786 (P) of Medchal Village.
EAST :	Existing 60 feet B.T. Road which is proposed 100 feet road as per Medchal Segment Master Plan.
WEST :	Sy.No.786 (P) of Medchal Village.

NAVIN MITTAL,
Secretary to Government.

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